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[Feb.

Statistical Account of the Labouring Population Inhabiting the Buildings at St. Pancras, erected by the Metropolitan Society for Improving the Dwellings of the Poor. By LIEUT.-COLONEL W. H. SYKES, F.R.S.

[Read before the Statistical Section of the British Association at Birmingham, September. 1849.]

AT an early period of the foundation of the Statistical Society of London, the attention of the Council and of the members of the Society was devoted to inquiries into the condition of the working classes, and of their dwellings. Mr. Benjamin Heywood, President of the Statistical Society of Manchester, in September, 1834, communicated to the Statistical Society at Edinburgh the results of inquiries into the condition of 4,102 families of working men of Manchester. It was shown that of the houses occupied 2,557 were not comfortable. The late Bishop of Norwich submitted to the Society a paper, in June, 1835, on the receipts and expenditure of labourers' families, taken from villages in Cheshire, in which was shown that the average expense per head per diem for food in the parish of Holyhead in Anglesey, was only 2d., while in Cheshire it was 3d., but that any expense for beer did not exist in his own parish, or other parts of Cheshire, or in the neighbouring agricultural rural counties, the beverage being water and buttermilk.

On May 15, 1837, Mr. Rawson read a paper on the State of the Poor inhabitants of Callmel-buildings, in Marylebone, London. "The average number of souls in a house was 34, and in a room $4\frac{1}{2}$; but in one room there were 13: and of 76 individuals, 61 occupied only part of a room, and of 199 rooms, 50 were occupied by more than one family." Before the Statistical Section at Liverpool, in September 1837, Mr. Langton read a paper on the Inhabited Courts and Cellars in Liverpool. The courts were 2,271, and the cellars 7,493, dark, damp, confined, and tenanted by nearly 30,000 souls. This dreadful picture excited an animated discussion upon improving the moral character of the poor by attention to their dwellings and domestic comforts.

On the 16th April, 1838, Mr. James Heywood read a paper before the Statistical Society of London, giving an account of a house-to-house visitation of 176 families in Manchester; 165 houses contained many cellars, and there were 11 separate cellars, 34 were just comfortable, 37 uncomfortable, and 9 wretched.

In June, 1838, the Statistical Society of Bristol communicated the results of an inquiry into the condition of 275 poor families occupying 166 houses: 123 families occupied one room, 105 had two rooms, and 47 had three or more. There were 1,049 souls, of whom 576 were children. In 54 houses there were no privies, and in 83 no water, or an insufficient supply, and in 58 no drains, or they were stopped up, and 149 rooms were close and confined.

In July, 1838, Mr. J. P. Kay, Assistant Poor Law Commissioner, gave an account to the Statistical Society of the state of 539 families in Norfolk and Suffolk. At the British Association at Newcastle, in August, 1838, Mr. Cargill gave a Report, embracing, amongst other subjects, the condition of the lower classes. It contains the following paragraph:—"In many parts of the parish our Assistant found the

dwellings close, dirty and miserable, without the semblance of order or comfort, whole families often occupying a single room, and living in an atmosphere to him of a nature totally unendurable."

In December, 1838, a Committee of the Statistical Society of London reported upon the State of Education in St. George's, St. James', and St. Ann, Soho, having formerly reported upon the parishes of St. Martin's-in-the-Fields and Strand Union. The condition of the dwellings was less an object than the state of education; but 3,891 poor families were visited, and cases of most distressing poverty generally spoken of, but details not given.

At the meeting of the British Association, in August, 1838, Mr. Mc Doull reported upon 309 cottages at Ramsbottom, near Bury, one of the best districts in Lancashire. In 137 there was one bed-room only, and in 172 there were two; in 137 families, each had only one bed-room occupied by 777 individuals, and 172 families had two bed-rooms occupied by 1,223 individuals. Some of the families occupying one bed-room consisted of from 8 to 13 individuals!

Similar reports are made from Penzance,—from three parishes in Rutlandshire,—by the Statistical Society of Manchester, in which is the following revolting comparison of the bed accommodation in the villages of Egleton and Branstow in Rutland, and Dukenfield and Bury, in Lancashire:—

Egleton, &c., 14 per cent. of the families have *more* than 3 persons to a bed.

Branstow	19	"	"
Dukenfield	33	"	"
Bury	35	"	"

Mr. Bowles Fripp communicated an elaborate paper to the Statistical Section at the British Association, on the 29th August, 1839, on the Condition of the Working Classes in Bristol, exhibiting the condition of 6,000 families, and upwards of 20,000 persons; 3,028 houses were examined: 556 families occupied part of a room only, and 2,244 families had each only one room, the *average* number to a family being 3·46 souls. The state of the privies, drains, ventilation, and supply of water, was generally very bad or defective. In October, 1839, a Statistical Committee of the Town Council of Leeds gave a Report upon the Condition of the Town and Inhabitants. It will suffice to quote the following passage:—"In some instances there are from 5 to 6 persons in each bed; that there are generally two or three, and frequently without separation of the sexes, or consideration as to age, brother and sister up to adolescence, sleeping commonly in the same room, and not unfrequently in the same bed."

On the 16th March, 1840, a Committee of the Statistical Society of London reported upon the State of the Working Classes in the Parishes of St. Margaret and St. John, Westminster: 275 families had 389 beds, but as the families consisted of 1,112 persons, there were about three persons to a bed. Whole families were congregated in one room, and of these there were 3,892; and 1,053 families had two rooms. The average amount of weekly rent was 2s. 11 $\frac{3}{4}$ d. It was in this Report that the first suggestion was made, in the terms of the Report, "*of the outlay of a moderate amount of capital in the erection of buildings containing sets of rooms suited to the accommodation of labouring families in properly selected situations. For these dwellings*

weekly rents should be required from the tenants, and a profit may in this manner be reasonably expected from capital judiciously invested, while advantages of still greater importance, both physical and moral, would be gained to society from the removal of a serious cause of discontent among the working classes, and from the provision of a more correct and convenient arrangement of their household comforts, which very naturally assist in the foundation of a superior moral character."

This brings me to the object of the present paper. I have only quoted Reports brought into connexion with the Statistical Society of London, or the Statistical Section of the British Association ; but there are numerous other instances of local investigation, all showing the miserable dwellings of a great portion of the labouring classes, and not the least was the Parliamentary Committees appointed to inquire into the Health of Towns. It was scarcely possible these reports, read as they were at public meetings, and subsequently printed, should fail to attract the notice of some of the many benevolent and practical men in England. Sir Ralph Howard, Lord Morpeth, Lord Ebrington, Mr. F. M. Gibson, Lord Grosvenor, Lord Claud Hamilton, Mr. J. W. Tottie, and others, shortly associated themselves together for the purpose of forming a "Metropolitan Association for the Improvement of the Dwellings of the Poor." A prospectus was issued, in which the following objects were set forth :—

"The object of this Association is to erect dwellings for the working classes, combining in their construction the several improvements in drainage, ventilation, a due supply of water, and such other advantages as shall be calculated to render their sanitary condition as complete as may be practicable.

"The evidence produced before the Parliamentary Committee appointed to inquire into the health of towns, disclosed a state of circumstances connected with the domestic habits and dwellings of the poorer classes in the metropolis, and other densely-populated districts, fearful to contemplate, and urgently calling for a remedy.

"Many districts tenanted by the industrious classes do not possess a single sewer, or means of drainage of any kind. In numerous cases, whole families—parents, sons, and grown-up daughters—and in some, even two or three families, reside together, day and night, in a single room : and for this miserable accommodation, the most extravagant rents are paid.

"The rate of interest to be paid to the shareholders is not to exceed 5*l.* per cent. per annum.

"*The liability of the shareholders is limited to the amount of their respective shares.*

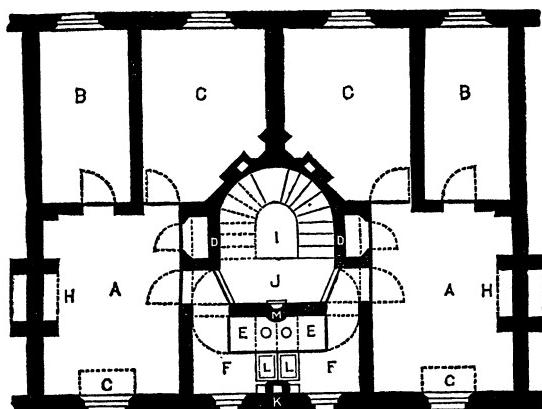
"It is confidently believed that the object of this Association may be carried into effect, so as to afford to the working classes healthy and comfortable dwellings on reasonable terms, and to remunerate the shareholders with an interest of 5*l.* per cent. per annum."

Many philanthropic individuals came forward at once with their aid. Messrs. G. W. Alexander and Sir R. Howard took 50 shares each ; the Rev. Mr. Blakesley, Samson Ricardo, and J. C. Sharp, 40 shares each ; Lord Morpeth and W. B. Moffatt, 30 shares ; Messrs. Barclay, Charles Carpenter, Lord Ellesmere, Edward Enfield, R. Franklyn, R. Gillum, Rev. C. Girdlestone, B. Sharpe, Rev. C. Which-

cote, W. A. Wilkinson, and Lord Dartmouth, 20 shares each; and the subscriptions of ten shares each were very numerous. In a work for ameliorating the condition of the poor, it was not likely the aid of British ladies would be wanting, and we accordingly find the names of numerous matrons and spinsters enrolled in the cause. The Duchesses of Sutherland, Norfolk, and Beaufort; Ladies M. Keppel, M. Bouverie, Ellesmere, Dowager Grenville, C. Greville, M. Fitzalan Howard, Wenlock, C. Cavendish, and Abercorn, and others. Mistresses Clarke, Devonport, Fletcher, Ommaney, Pennant, Bowles, Scott, Teed, Ware, Mather, and others. Misses Baylen, Benson, (10), Buchwald, Gatliff, Gilman, Girdleston, Sharpe, Spaling, Hare, Whichcote, (10); Wilkinson, Mether, Talbot, Bosanquet, Tydell, Brown, Taylor, Reed, Alexander, Hepburn, and Payne,—indeed, the spinsters muster very strong for good; and I have purposely introduced the names of ladies, to show how honourably to themselves, and how efficiently they are enabled to promote a good cause.

The state of the subscriptions was sufficiently encouraging. A royal charter was obtained on the 16th October, 1845, limiting the profits to 5 per cent. A plot of ground was bought, and a building raised capable of giving accommodation to 110 families, in sets of two and three rooms each, with separate scullery and water closet, an ample supply of water, dust-shaft descending to a common receptacle, and other conveniences. The following is the plan and scale of rents.

Plan of One Floor of the Houses containing distinct accommodation for Two Families.



REFERENCE.

AA—Sitting-room, 14 ft. by 10 ft. 6 in. BB—Bed-room, 12 ft. 11 in. by 6 ft. 10 in. CC—Bed-room, 12 ft. 11 in. by 9 ft. 7 in. DD—Closets, with Coal-box underneath. EE—Water-closet. FF—Scullery. GG—Shutters, forming a table during the day. HH—Ranges, Boilers, and Ovens. I—Staircase. J—Landing. K—Dust-shafts. LL—Sinks. M—Recess for Soil, Gas, and Water-pipes.

All the dwellings were to be let at the undermentioned rents, which circumstance, coupled with the fact, that the "Lodging-house for Single Men" in George-street, Holborn, is always fully occupied, shows that

the working classes gladly avail themselves of improved accommodation if offered to them, and affords to the shareholder the reasonable assurance of the due payment of the interest of 5 per cent., rendering the investment of capital on the security of the Association, eligible as such, if even divested of the humane and social considerations on which it is founded. The basis of the security is freehold and long leasehold estate, in the midst of large populations, and after allowing for the charges of management, (the bearing of which will become lighter, as the Association becomes larger,) and the payment of dividends, it is hoped and expected that an annual surplus will accrue, to be applied, under the terms of the charter, to the increase of the buildings. The security to the shareholders will thus be fortified by additions to the capital, without augmenting the claims for dividend.

Scale of Rents.

2 sets of 2 rooms at 3s. 6d. per week.				2 sets of 3 rooms at 4s. 9d. per week.			
4	"	2 ditto	, 3 9	,	5	"	3 ditto , 5 0
5	"	2 ditto	, 4 0	"	15	"	3 ditto , 5 3
3	"	2 ditto	, 4 3	"	24	"	3 ditto , 5 6
2	"	2 ditto	, 4 6	"	26	"	3 ditto , 5 9
2	"	2 ditto	, 4 9	"	12	"	3 ditto , 6 0
2	"	2 ditto	, 5 0	"	6	"	3 ditto , 6 3

N. B.—Every set of rooms is furnished with boiler, range, oven, and a coal-box, in the lower part of the cupboard; and there is also a scullery attached to each set, containing sink, cistern, water-closet, and dust-shaft.

The Directors subsequently purchased a piece of freehold land at the end of Spicer-street, Brick-lane, Spitalfields, of sufficient extent on which to erect a lodging-house capable of accommodating 300 single men, and also houses somewhat similar to those in the Old St. Pancras-road, suitable for families, and they appeal with confidence to all who may be desirous of co-operating in a work of much social good, to contribute to the capital so urgently required: involving no liability to each party beyond the amount of shares subscribed for by such party, and with the promise of an advantageous return, when compared with many other classes of investment.

The Prospectus adds, "Persons taking shares will not be required to pay the amount already called from the present shareholders in larger instalments than 5*l.* in any one payment, at intervals of not less than three months.

Parties desirous of paying up the full amount of their shares at once, may do so, in which case they will be entitled to the same dividend on their shares, as the general body of shareholders paying their calls from time to time, and the overplus of the paid-up shares which has not been called, will be invested in the public funds, and the dividends thereon paid to the parties so paying in full.

"The terms of the charter do not restrict the operations of the Association to the metropolis, and the Directors have made arrangements for imparting the benefits, privileges, and immunities, granted by the charter, under this Association, to branch societies in districts wherever a sufficient number of shareholders shall be desirous of erecting improved dwellings for the industrious classes. The effect of these arrangements will be to ensure (as far as possible) the success of local undertakings, at the same time that those benevolent individuals who

may be disposed to subscribe for the benefit of their respective neighbourhoods will be made secure against all individual claim and liability whatsoever. Application has already been received from the parish of Hampstead to be admitted as an incorporated Branch Association, and similar applications are expected from other quarters."

On the 6th March, 1846, the Directors of the Metropolitan Association made their first Report to the shareholders. It comprised little more than a resumé of past labours; congratulated the shareholders on the removal of all difficulties, spoke of the subscriptions as a safe investment, and determined that a guarantee fund for the payment of the 5 per cent. was an essential part of the plan; stated that 1,000 shares had been subscribed for out of 4,000; but as the operations of the Association was not limited by charter to London, the Directors hoped to see the principle extended to other cities and towns.

In the second Report, dated 2nd December, 1846, the Directors stated that 28,676*l.* had been subscribed, and a certificate from one of the Secretaries of the Board of Trade authorized the Association to commence operations. In consequence the Directors say,—“An agreement for a lease for ninety-nine years, at a rental of 90*l.* per annum, has been entered into with the Brewers’ Company, for a piece of ground opposite the church in the Old Pancras-road, leading from King’s Cross to Camden Town, which is considered well adapted to the purposes of the Association; being situate in the immediate neighbourhood of a crowded district, having the advantage of streets on three sides, as well as an open space at the back, whereby good natural ventilation is obtained; and from the elevated position of the site, and its proximity to good sewers, a perfect drainage will be secured.

“With regard to the internal arrangement of the dwellings, the object kept in view has been to give to each family the greatest amount of accommodation at the lowest practicable expense.

“The rooms are so contrived, that an ample quantity of light is secured to each, while the dwellings are kept quite distinct and independent of each other, every family being provided with a separate water-closet. There are provided for each dwelling a supply of water, at the rate of forty gallons per day, a sink, and the means of carrying off ashes and refuse through a shaft, accessible from the scullery. The building will consist of twenty-one sets of two rooms, and ninety sets of three rooms of various sizes, each having the above conveniences attached; thus furnishing dwellings proportioned to the requirements of different families, and to their means of payment. In cases where there are two bed-rooms, each bed-room has a separate entrance from the sitting-room, and the larger bed-room has a fireplace.

“In the centre houses there is a small lobby between the outer and the sitting-room doors, and from this lobby the scullery is entered, the outer door shutting it off when any one is entering the sitting-room or house part, and the sitting-room door at all times excluding it. The water-closet is situate immediately on entering the scullery, the door of the former being so hung, as when open to shut off access to the scullery. The scullery is in communication with a ventilating shaft, to take off any effluvia arising therein.

"Under the slate sink in each scullery is a galvanized iron coal-box; and a meat safe is fixed against an external wall, in which an air-brick is placed.

"The living-rooms will be furnished with a range, boiler, and oven; and the shutters in the ground floor rooms are so contrived as to form a table during the day.

"There is a considerable space in the front of the building formed by the projection of the wings, which will be inclosed by plain iron rails, and afford a protected space for the children of the residents.

"A large space is also left at the back for a drying-ground."

At this early period the question of the window-tax upon the proposed building became a matter of serious consideration. The Directors state, "We have bestowed much time on the question of the window-tax, as bearing upon the dwellings proposed to be erected by the Association; and though this tax, according to the present mode of assessment, will bear heavily upon the tenants, they confidently hope that an alteration in the mode of rating will shortly be effected.

"According to the present mode of assessment, each set of rooms having four windows (being a portion of a large house having forty windows,) is liable to $7\frac{1}{4}d.$ per week window duty; while a similar set of rooms or chambers in the same sized house, situate in the Albany, in Piccadilly, or in the Inns of Court, or in either of the Universities, is liable to a tax of only $1\frac{3}{4}d.$ per set; this arises from a special exemption in the Act, operating to the foregoing extent in favour of the buildings for the wealthier classes.

"The Directors also find that an expense of $470l.$ will be incurred for cisterns alone, for the supply of water to the dwellings, such expense arising from the Water Companies giving their supply on the intermittent system, instead of the constant supply from the main, the latter system being in operation at Nottingham, Preston, and Ashton. At the former town, according to the evidence of Mr. Hawkesley, not only is the expense of cisterns saved, but the annual charge is only $4s. 4d.$ per annum, or $1d.$ a-week, while here it is, at the least, $14s. 6d.$ per annum.

"The Directors earnestly hope, that in any measures brought before Parliament, the shareholders will keep their attention fixed on these two points, which so deeply affect the interests of the working classes."

In conclusion, the Directors state that the first minutes of the Association were in September, 1842. In 1842 the number of shares taken was 4, in 1843 it was 23, in 1844 it was 252, in 1845 it was 469, and to the date of the Report 407, making a total of 1,155 shares taken. The progress was slow, but the English public very properly, even in an undertaking of this kind, viewed a prospectus for raising a capital of $100,000l.$ in 10,000 shares for building purposes with some doubt and suspicion.

To this Report the first balance-sheet was annexed. $2,094l. 3s. 7d.$ had been spent, and of this $1,139l. 7s. 8d.$ was paid at the Home Office for charter and law charges.

The third Report of the Directors is dated 23rd December, 1847. It does little more than state that the building is fast approaching to completion, and will be fit for occupation in February, 1848; and that in its then unfinished state 62 sets of the rooms had been applied for.

The Directors again recur to the unjust pressure of the window-tax in the following words:

"A deputation from the Directors had an interview with the Chancellor of the Exchequer on the 15th of November last, on the subject of a reduction in the window duty on these dwellings. This tax, as at present assessed, presses with great severity on dwellings of this class. None of these houses have more than four windows; were each house a separate cottage, it would be entirely exempt from the tax; but from the present mode of assessment, ten of these dwellings are charged at the rate of a forty-windowed house. The deputation were informed that if the Association would submit clauses which would relieve their dwellings from the operation of the tax, and at the same time protect the revenue from loss, by parties being admitted to the exemption who let lodgings to tenants of a higher class, or who let lodgings to the working classes, without affording the like sanitary arrangements, such clauses would receive consideration.

"Your Directors therefore feel that as your objects were appreciated and promoted by the late advisers of the Crown, so Her Majesty's present advisers are equally disposed to aid your efforts for the improvement of the dwellings of the industrious classes; and the Directors therefore call upon the Association to use their best exertions to enable the Government to carry any measure that may be introduced, for admitting to the habitations of the poor an unlimited supply of light and air."

The Directors add to this Report a recommendation to the expediency of erecting a dormitory for single men, similar to that established in George-street, Bloomsbury, by the Labourers' Friend Society, which has been attended with the greatest success, nearly every bed being occupied nightly in that establishment; but previously to coming to a determination on this point, they wish to consult the shareholders on a measure which will entail the necessity of an additional call.

It may be as well to state that the estimate of cost of such a building, and the probable remuneration, which was exhibited in the original Prospectus of this Association, is fully borne out by the experience of the Society above referred to.

A balance-sheet is added, by which it appeared that 9,505*l.* 9*s.* had been expended upon the building, and the total number of shares subscribed for was 1,181.

The fourth Report of the Directors is dated 30th May, 1848. They congratulate the shareholders in strong terms "that the principle which they have so long sought to establish, (*viz.*, that money invested in improving the dwellings of the industrious classes would yield ample return on the capital invested,) is fast gaining ground.

"In proof of this they refer with pleasure to the sentiments expressed by His Royal Highness Prince Albert, at the Annual Meeting of the Society for Improving the Condition of the Labouring Classes, held at the Freemasons' Tavern on the 18th instant. That Society now advocates, to some extent, the views first promulgated by the Metropolitan Association in the year 1841, and the following extract from the speech of His Royal Highness may be considered to be the expression not only of the sentiments of His Royal Highness, but also those of the Sovereign, in favour of the principle on which this

Association is founded. His Royal Highness said, ‘I have just come from the Model Lodging-house, the opening of which we celebrate this day, and I feel convinced that its establishment and prosperity will, by degrees, and at no remote period, occasion a most beneficial improvement in the domestic comforts of the labouring classes. It will exhibit to them that with real economy can be combined advantages which few of them have hitherto been acquainted with, while it will show to those who possess capital that they may *invest it with great advantage and profit to themselves*, in consulting the convenience and dispensing comforts to their poorer brethren. Depend upon it that the interests of often contrasted classes are identical, and it is only ignorance which prevents their uniting to the advantage of each other.’”

The Directors report the completion of the building, and that of the 110 sets of rooms 103 were let, the number of applicants being 197, some of whom were refused from want of proper references.

The different professions and trades of the occupants are as follows, viz., carpenters, cabinet-makers, pianoforte-makers, musical instrument-makers, printers, composers, clerks, jewellers, engravers, silver plate-workers, chasers, plate-polishers, watchcase-makers, artists, engineers, mason, brush-maker, leather-cutters, cork-cutters, railway policemen, tailors, porters, painters, grainers, coach-makers, blind-makers, gold-beater, coachman, cutler, postman, collectors to institutions, copper-plate-printer, ironmongers, whip-makers, pattern-designers, city missionaries, type-founders, chair-makers, stationers, carver and gilder, pensioner, teacher, baker, and needlewomen, and some few who do not follow any trade or profession.

Up to that time they had not had a single default in payment of the rent, and general satisfaction was expressed by the tenants with the extra comforts and accommodation afforded them.

The Directors had been unsuccessful with the Government in getting the window-tax reduced.

With reference to their former recommendation, they stated that they had purchased a freehold piece of ground for 1,300*l.*, in Spital-fields, upon which to build a house, or dormitory, for single men, and to comprise the lodgment also of 40 families at least. 1,258 shares had been subscribed for up to the date of the Report.

The balance-sheet shows that the buildings had cost 13,252*l.* 17*s.* 11*d.*

The last Report is dated May, 1849. It is the first occasion in which the details of a year's occupation can be given, and they are satisfactory throughout. The Directors say, “It affords your Directors great satisfaction to state that all the dwellings have been occupied, almost without interruption, from the date of their completion, and several applicants have been, and still are waiting for vacancies. 59 families have continued tenants since their respective dwellings were ready for occupation in January, February, March, and April, 1848. The total number of tenants has been 173, several of whom having left their apartments have subsequently wished to return. It is gratifying to your Directors to make this statement, and they have pleasure in being enabled to add, that not only have the tenants expressed themselves pleased with the superior comforts and accommodation afforded to them; but have also proved, by regularly paying their rents, and their general strict observance of such rules as your Directors have

thought proper to lay down for the management of so large a building, *that they are desirous of assisting them in preserving a high character of respectability in its occupants.*" The last trait mentioned by the Directors is of extended bearing and importance; it holds out a prospect that not only will such communities be advanced in their physical and social condition, but that a feeling will originate within themselves to maintain a certain moral standing; a certain pride of character, which will neither permit individuals nor their neighbours in the community from offending against a public sentiment. If such an amount of good alone resulted from similar institutions, there would be a well-grounded hope that the efforts of philanthropists, as well as practical men, would be greatly facilitated for the regeneration, the reorganization, or, at least, for an immense improvement in the moral and social condition of the labouring classes, upon whose well-being so much of the happiness and power of States depend.

"The Directors annex a balance-sheet, a general statement of receipts and expenditure, as in the fourth report, and, for the first time, a revenue and expenditure account; which latter shows the receipt of 1,382*l.* 12*s.* 4*d.* on account of rents, a sum which does not amount to so much as the total lettings would produce for an entire year; this is accounted for by the fact that some of the dwellings were not ready for occupation until the end of the month of June. For the week ending 15th May, 1848, the actual receipts amounted to 20*l.* 6*s.*, 29th May, 23*l.* 1*s.* 6*d.*, 19th June, 25*l.* 13*s.* 2*d.*, 3rd July, 26*l.* 16*s.* 2*d.*, and on the 10th July, 1848, 29*l.* 1*s.* 8*d.*, being about the average weekly rental. The rental, therefore, produced during this year must not be looked upon as the result of a year's lettings at the original scale of rents, viz., 1,527*l.* 10*s.*, although it is the full equivalent for the actual time of occupation. The experience of the year leads your Directors to anticipate that this rental may be increased.

"In addition to the sum of 1,382*l.* 12*s.* 4*d.* received on account of rents, the sum of 443*l.* 10*s.* 6*d.* has accrued as interest on Exchequer Bills, which with a sum of 1*l.* 19*s.* received for fees on transfers, gives a total income of 1,828*l.* 1*s.* 10*d.*

"From these gross returns, after deducting actual expenditure at the dwellings in the Old Pancras Road, amounting to 695*l.* 11*s.* 9*d.*, and reserves, viz., 102*l.* 3*s.* 11*d.* for repairs, 35*l.* for a sinking fund to meet the cost of the St. Pancras Buildings, (which sum, at 3 per cent. compound interest, will realize, at the expiration of the lease of ninety-six years, 18,725*l.* to replace that investment,) also deducting 99*l.* 16*s.* 5*d.*, the balance due against these buildings at the date of the last audit, the *whole* of the expenses for the year amounting to 536*l.* 12*s.* 5*d.*, for printing, advertising, petty cash, rent, and salaries, there remains 358*l.* 17*s.* 4*d.* of available income for division amongst the shareholders. Of this sum your Directors recommend that 328*l.* 6*s.* be applied in payment of a dividend at 1 per cent. on 32,830*l.* 10*s.*, the capital already called up, and that the balance of 30*l.* 11*s.* 3*d.* be carried to the guarantee fund account, authorised by the 33rd clause of the charter. It will be observed, on reference to the general statement, that of this sum of 32,830*l.* 10*s.* only 17,225*l.* 5*s.* 3*d.* have as yet been invested in carrying out the objects of this Association; a considerable portion of the remainder having been invested in Exchequer Bills. The invest-

ment in dwellings, therefore, as appears by the revenue account, shows a net return of $3\frac{1}{4}$ per cent. within 10*l.*, after providing for the annual outgoings chargeable on them, to the extent of 832*l. 15s. 8d.* Had the whole of the dwellings been ready for occupation during the entire year, the experience of the last nine months proves that full 1,527*l. 10s.* would have been received; deducting the same outgoings, from which a balance would have remained, showing 4 per cent. and a surplus of 5*l. 14s. 4d.* on the money expended on these dwellings.

"The working expenses of the Association, although they are now on a very moderate scale, will allow of considerably extended operations, without any material increase; so that when a larger amount of capital is employed in new buildings, the profit remaining for division will be proportionately greater.

"From the foregoing financial statement it is also evident that the increase of the capital to the full extent allowed by the charter, is desirable, even were there no other object in view than the pecuniary return; but your Directors are satisfied that you will feel, with them, that the statement they are enabled to make, with respect to the working of the St. Pancras Buildings, is of the most gratifying nature, forming strong ground for your using every endeavour to place new shares amongst your friends, at the same time that it shows a fair field for the investment of capital in a mode which will tend to the preservation of health and comfort to the honest artizan."

Three hundred and thirty-nine shares were taken in 1848, and the total number at the date of the Report was 1,527. The St. Pancras Buildings up to that date had cost 17,225*l. 5s. 3d.* For the fourth time the Directors failed with the Government to obtain a remission of the window duties.

The Directors, on this occasion, submit a plan of the whole of the ground purchased near Spicer Street, showing the relative positions of the dormitory in the course of erection, and the proposed dwellings for families; and call attention to the great advantages of having the buildings so contiguous; the lecture room used on an evening by the tenants of the dormitory, serving as a school room during the day for children residing in the dwellings; and the families, by distinct approaches, and at stated hours, having the use of the baths, wash-houses, and the cook's shop in the dormitory, the heat from the flues of which furnishes an inexpensive mode of ventilation.

Having shown the facts and feelings which originated this Association, shown its progress to its object, and the realization of so much of that object, as fully justifies entire confidence in the entire success of the whole measure, it now remains to consider how far, in addition to certain physical and economical advantages, this Association acts as an efficient auxiliary in the great efforts now making to improve the sanitary condition of towns. The best test for this would be the health of the population inhabiting the buildings of this Association; and I accordingly requested the Honorary Secretary, Mr. Gatliff, to have drawn out for me a weekly return, for one year, of the inhabitants, showing the male and female heads of families, children, weekly changes of population, number of deaths and previous occupation, age, and disease. Mr. Gatliff, with great zeal for the welfare of the institution, supplied this return in a few days. The weekly outgoings and

incomings rendered it a somewhat complicated matter to determine accurately the per centages of deaths, and I consulted my friend Mr. Neison, who pointed out the proper mode of coming at the results in a satisfactory manner.

Hence it is seen that there has not occurred a single case of cholera, although the fatal disease is all around the buildings.

Having viewed the picture in detail in which a population is represented as comfortably housed, with the proper accompaniments of ventilation, proper supply of water, and cleanliness, let us turn to a state of things, the contrast of this picture.

In December, 1847, a committee of the Statistical Society of London inspected the dwellings, room by room, and condition of the inhabitants of Church Lane, St. Giles's, London. On the 17th January, 1848, their report was made to the Statistical Society. Church Lane is 290 feet long, 20 wide, and contained 30 houses. The population examined was 463, the number of families 100, and the number of bedsteads amongst them 90. There was an average, therefore, of above 5 souls to a bed; and many rooms were inhabited by as many as 22 souls, without water, without drainage, and without privies. The whole condition of these people was so revolting that the committee concluded their report in the following terms :

"Your Committee have thus given a picture in detail of human wretchedness, filth, and brutal degradation, the chief features of which are a disgrace to a civilized country, and which your Committee have reason to fear, from letters that have appeared in the public journals, is but the type of the miserable condition of masses of the community, whether located in the small, ill-ventilated rooms of manufacturing towns, or in many of the cottages of the agricultural peasantry. In these wretched dwellings all ages and both sexes, fathers and daughters, mothers and sons, grown up brothers and sisters, stranger adult males and females, and swarms of children, the sick, the dying, and the dead, are herded together with a proximity and mutual pressure which brutes would resist; where it is physically impossible to preserve the ordinary decencies of life; where all sense of propriety and self-respect must be lost, to be replaced only by a recklessness of demeanour which necessarily results from vitiated minds; and yet with many of the young, brought up in such hot-beds of mental pestilence, the hopeless, but benevolent, attempt is making to implant, by means of general education, the seeds of religion, virtue, truth, order, industry, and cleanliness; but which seeds, to fructify advantageously, need, it is to be feared, a soil far less rank than can be found in these wretched abodes. Tender minds, once vitiated, present almost insuperable difficulties to reformation; bad habits and depraved feelings gather with the growth and strengthen with the strength. It is not properly within the province of your Committee to offer suggestions, but they cannot refrain from expressing their belief, that the surest way to improve the physical and moral condition of the labouring classes, and to give education a fair field, is for wealthy and benevolent individuals throughout the country to form local associations, and by the aid of Parliament, to possess themselves of all such buildings as we have described, whether the house in the town, or the cottage in the country; to rebuild suitable roomy dwellings, properly drained, venti-

Whole Population 2.6 per cent.
Adult Population 1.47 per cent.

lated, and supplied with water, and to rent them so CHEAP to the poor, that they shall have no excuse for herding together like animals. In this way the great evils of over-crowding may be remedied for that large class of our labouring population which is prepared to adopt habits of cleanliness and decency: but nothing short of compulsory legislation can meet the case of the low lodging-houses and rooms sub-let after the manner of those described in this Report.

"Nothing can be conceived more mischievous than the system of sub-letting in almost universal operation in the houses inspected by your Committee. The owner of the property lets his houses to a sub-landlord, this sub-landlord lets his rooms to individual tenants, and these tenants let off the sides or corners of the rooms to individuals or families. Cheap houses will go far to give the death-blow to this fatal system; and to build cheap houses, deserving of the name, appears to your Committee a work of preventive charity worthy of all encouragement."

Such an evil condition of things could have but evil results, and the Registrar-General gives the following mortality from cholera in Church Lane:—

		Metropolitan Buildings.
Week ending 11th August, 1849.	Deaths from Cholera	8
" 18th "		10
" 25th "		6
" 1st September		2
" 8th "		3
		<hr/>
		29

In the Registrar-General's Report, ending the 8th September, 1849, the Registrar of the district of St. Giles's has the following observations:—

"In reference to the deaths registered in the week ending Saturday, September 8th, Mr. Simpson, the Registrar, states that the deaths from all causes exceed that of any previous week, and that the mortality from cholera and diarrhoea is also larger than on any previous occasion. It is satisfactory to find that the deaths from cholera last week in Church Lane are reduced to two, independent of those occurring in the workhouse, which have been removed; but in the surrounding district they have increased. The mortality from the prevailing epidemic in Church Lane (the 'rookery,') among the poor Irish families has been excessive; it first showed itself on the 21st of July. There are 15 houses on each side of the way, and 28 deaths will be found in my returns, as follows:—In the house No. 3, Church Lane, three deaths have been registered, at No. 4, two, No. 6, two, No. 7, four, No. 8, two, No. 15, one, No. 17, one, No. 18, three, No. 20, one, No. 21, two, No. 22, two, No. 24, one, No. 27, three, and No. 28, one. Many of the inhabitants of the lane have dispersed, and the deaths of several have been registered elsewhere, independent of those removed and dying in the workhouse."

Hence it is seen that while the miserable abodes in Church Lane teemed with death, and that the consequent panic put to flight and dispersed the mass of the wretched inhabitants, there was not a single case of cholera amongst a larger population in the buildings belonging to the Metropolitan Society.

This gratifying fact, combined with the comfort in the condition of the people—the indications of a prevailing sentiment of order and propriety—and the prospective views of the parents, in securing to the great proportion of their children a certain amount of education either within their own limits or in neighbouring schools, justify the philanthropist in asserting that if the great moral evils, existing and advancing in the land in a large class of the community, are not capable of being eradicated by human agency; they are, at least, capable of very considerable amelioration, and that if those with the means, whether male or female, will either join the Metropolitan Association, or locally associate themselves together on the principles and with the objects of the Association in London for improving the dwellings of the poor, they will have the means in their own hands of making comfort, contentment, health, and gratitude take the places of wretchedness, recklessness, disease, and discontent.

On the Progress of Emigration from the United Kingdom during the last Thirty Years, with reference to the growth of the Population during the same period. By J. T. DANSON.

[Read before the Statistical Section of the British Association at Birmingham,
18th September, 1849.]

THE population of the United Kingdom, by the census of 1821, was 21,193,458. By the census of 1831 it was 24,306,719. The increase thus shown, 3,113,261, would have been produced by a regular annual increment of about 1·40 per cent.

By the census of 1841, the population was 26,916,991, the increase in the preceding ten years 2,610,272, and the apparent annual increment about 1·02 per cent.

But it is clear that the inference of an uniform annual increment, peculiar to each decennial period, is not justified by these figures. Nor can we properly infer any such regularity of the annual increase during the twenty years, 1821-41. But, in accordance with this limited view of the facts, we may assume that the annual increment, in proportion to the number living in the United Kingdom, was declining through the whole period. And if this be assumed, it needs but slight consideration of the figures stated to show that the absolute number added must also have been less in each year than in that next preceding.

Here, however, the emigration returns claim attention, as materially affecting any conclusion to be arrived at by such reasoning as that suggested.

The number of emigrants from the United Kingdom to all parts abroad, registered in the ten years 1822-31 inclusive, was 290,570. The returns for this period are defective upon two points, 1. For the three years, 1822-3-4, they appear to include only the emigrants to the North American colonies, the United States, and the Australian colonies, (including New Zealand,) and for subsequent years there is a further statement of the emigration to "all other places," chiefly the